

LAND USE

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- ☐ • Scenarios II-V would reverse a 1980s decision by the City to designate 320 acres of land in Evergreen for industrial jobs, which was done for the purpose of locating jobs near housing. This impact would be both significant and unavoidable.
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- ☐ • Development on the Arcadia property will be consistent with the noise, safety, and land use policies that address development in the vicinity of Reid-Hillview Airport.
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NOISE

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- ☐ • **Construction noise will disturb nearby residents and will occur over multiple construction seasons. This impact would be both significant and unavoidable.**
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- ☐ • **By adhering to the City's design guidelines, noise from the proposed new land uses will not significantly affect existing land uses.**
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- **Traffic from the proposed development will increase noise along various roadways that are bordered by residences and other sensitive noise receptors. This impact would be both significant and unavoidable.**

BIOLOGICAL RESOURCES

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- • **Development on the 81-acre Arcadia property will result in a loss of burrowing owl habitat. Unless mitigation is determined to be feasible and made a condition of approval, this impact would be both significant and unavoidable.**
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- **Development on the various opportunity sites will likely result in a loss of 2,000 – 3,000 native and non-native trees, most of which are located on the Pleasant Hills Golf Course property. Each tree to be impacted will be replaced at the ratios listed in the EIR.**

GEOLOGY

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- ☐ • **Movement and/or ground rupture along the Quimby Fault and/or two unnamed faults could adversely affect development on the Berg, IDS, and Legacy Partners properties. This impact will be mitigated by the establishment of “building exclusion zones” on the sites.**

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- **Movement on a mapped landslide located just east of the Legacy Partners property could adversely affect future development. This impact will be mitigated by the construction of diversion structures near the landslide.**

FLOODING AND HYDROLOGY

- **The project will not result in any significant flooding impacts.**
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- **Per current regulations pertaining to water quality, development on the opportunity sites will be designed to minimize post-project stormwater runoff rates and durations.**

HAZARDOUS MATERIALS

- **On the Pleasant Hills Golf Course & Evergreen Valley College properties, soils containing elevated levels of pesticides or heavy metals will be capped or removed.**
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- ☐ • **On the Evergreen Valley College property, residual lead associated with the existing police firing range will be removed prior to any development.**
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- ☐ • **Under Scenarios I & VI, hazardous materials will not be used or stored within one-quarter mile of the Chaboya Middle School.**
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- **If a new school is constructed on the Berg/IDS property, it will be located a minimum of one-quarter mile from the Hitachi property.**

VISUAL AND AESTHETIC IMPACTS

- ☐ • **Nighttime lighting on the proposed outdoor playing fields on the Arcadia property could adversely impact nearby residents and/or aircraft operations at Reid-Hillview Airport. This impact will be mitigated by designing the lights such that “spillover” impacts will be minimized.**
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- ☐ • **6-story buildings on the Arcadia property could block scenic views from adjacent neighborhoods. This impact is both significant and unavoidable.**
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- **Development will significantly change the visual character of the Arcadia, Pleasant Hills Golf Course, Berg/IDS, and Legacy Partners sites. This impact is both significant and unavoidable.**

ENERGY

- • **Given projected supplies of electricity, natural gas, and gasoline, the energy demand associated with the proposed development will be significant. Unless mitigation is determined to be feasible and made a condition of approval, this impact would be both significant and unavoidable.**
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- • **By precluding future jobs on the Berg, IDS, and Legacy Partners properties, Scenarios II-V will lead to longer commutes and increased demand for gasoline. This impact would be both significant and unavoidable.**

CUMULATIVE IMPACTS

- • **EIR evaluated impacts of EEHVS in combination with other proposed projects in Evergreen and Citywide.**
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- • **Cumulative impacts determined to be significant are as follows:**
 - **1. Loss of Agricultural Lands**
 - **2. Traffic**
 - **3. Construction Noise**
 - **4. Air Quality**
 - **5. Loss of Burrowing Owl Habitat**
 - **6. Tree Removal**
 - **7. Loss of Unobstructed Scenic Views**
 - **8. Change in Visual Character**
 - **9. Energy**

IMPACTS ON SCHOOLS

- • Depending on the chosen scenario, EEHVS will add between 103 and 1,562 students to the Evergreen Elementary School District. Project has reserved 5 acres on Berg/IDS property for a new elementary school.
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- • Depending on the chosen scenario, EEHVS will add between 0 and 276 students to the Mount Pleasant Elementary School District. Project has reserved 5 acres on Pleasant Hills Golf Course property for a new elementary school.
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IMPACTS ON SCHOOLS

- ☐ • Depending on the chosen scenario, EEHVS will add between 43 and 1,030 students to the East Side Union High School District. By adjusting school boundaries, District says they have adequate capacity.
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- ☐ • Under State law, mitigation for the impacts of new development on schools is the payment of school impact fees.

IMPACTS ON FIRE SERVICES

- ☐ • **Project reserves acreage on the Pleasant Hills Golf Course property for the planned relocation of Station 21.**
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- ☐ • **Irrespective of EEHVS, Fire Department is planning to relocate Station 24 to a site near Yerba Buena & Old Silver Creek Roads.**
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- **Existing ladder truck company deficiency will be exacerbated by the EEHVS, especially the construction of 6-story buildings on the Arcadia and Evergreen Valley College properties. A ladder truck company at Station 24 would largely address this deficiency.**

ALTERNATIVES

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- **Purpose: Can impacts of a project be avoided while still attaining most project objectives?**
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- **Reduced Scale Alternative**
 - ☐ • **A 600-unit alternative would avoid significant traffic & noise impacts.**
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ALTERNATIVES

- **Unit Reallocation Alternative**
 - • **Concentrating development on fewer sites would lessen impacts in some areas but would increase impacts in other areas.**
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- **Alternative Location**
- **Not feasible because none of the project objectives would be met.**